



City of Warner Robins City Council Meeting Minutes

Monday, May 17, 2021

5:30 PM

Council Chambers

Regular Meeting of Warner Robins Mayor and City Council

Meeting conducted via teleconference* and in person, due to the State of Emergency issued by Governor Brian Kemp on March 13, 2020 concerning the Coronavirus disease (COVID-19). O.C.G.A. §50-14-1(g) allows cities to conduct a meeting via teleconference, without a requirement of having a quorum present in person, when "necessitated by emergency conditions,".

Presiding: Mayor Randy Toms

City Officials Present:

Councilman Derek Mack
Councilman Charlie Bibb

Councilman Kevin Lashley
Councilman Clifford Holmes
**Councilman Larry Curtis

Opening Prayer: Councilman Lashley

Pledge of Allegiance: Councilman Bibb

Call to Order: 5:31 p.m.

Adoption of the Agenda: Councilman Holmes moved to adopt the agenda. Councilman Bibb seconded the motion. Councilmen Mack, Bibb, Lashley and Holmes voted for adoption of the agenda with the #9 being amended (City not County).

Proclamations/Awards/Presentations:

- 2020 Warner Robins Gas Authority Member Report - Rodney Dill and Rusty Hough

Closed Session: Mayor Toms requested a motion to enter into an executive session to discuss personnel and pending litigation. Councilman Bibb moved for an executive session to discuss personnel and pending litigation. Councilman Mack seconded the motion. Councilmen Mack, Bibb, Lashley and Holmes voted for approval of the executive session. The Regular Council meeting was suspended at 5:44 pm, and the governing body convened into closed session at 5:46 pm; the closed session ended at 6:35 pm. The regular meeting reconvened at 6:40 pm. The City Clerk is in possession of the closed session minutes.

**Councilman Curtis was in attendance once regular meeting reconvened.

ACTION ITEMS:

Action Item 1	Presentation of Minutes from Regular Scheduled Meeting of May 10, 2021
The minutes of the regular meeting of May 10, 2021 were presented for approval.	
Motion:	Councilman Holmes moved for the approval of the minutes for regular meeting of Monday, May 10, 2021.
Second:	Councilman Lashley
Outcome:	Councilmen Mack, Bibb, Lashley and Holmes voted for approval. Councilman Curtis abstained.

Action Item 2	Purchasing Coversheet
Purchasing Bid List items, attached hereto, were presented for approval.	
Motion:	Councilman Bibb presented and moved for the approval of the Purchasing Coversheet. Items one through two.
Second:	Councilman Mack
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 3	Discussion – Vietnam Veterans Memorial
Bill Mulkey, Building and Transportation provided an update to the progress of the Vietnam Veterans Memorial project. States it is in the early design phase and is hopeful for work to begin by December.	
Motion:	N/A
Second:	N/A
Outcome:	N/A

Action Item 4	Motion – Sewer Connection (301 Fairways Dr)
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Mr. Sabbath at 301 Fairways Dr. requests sewer connection to property. City of Warner Robins Utility Department provided a letter of availability.

Motion:	Councilman Holmes moved for the approval of this motion.
Second:	Councilman Curtis
Outcome:	Councilmen Bibb, Lashley, Holmes and Curtis voted for approval. Councilman Mack voted in opposition.

Action Item 5	Resolution – 21st Century Partnership Contribution
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A resolution of the Mayor and Council of the City of Warner Robins hereby authorize a contribution to the 21st Century Partnership as budgeted for in FY 2022 in the amount of fifty-four thousand four hundred ninety-three and 16/100 dollars (\$54,493.16) and this item shall be charged to budget line item 10.01.01595.52351, Dues & Memberships.

Motion:	Councilman Bibb moved for the approval of this Resolution.
Second:	Councilman Lashley
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 6	Motion – Home Occupation Permits
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The following Home Occupation Permits are recommended for approval by the Planning and Zoning Board:

1. **Sarah Braswell – 200 Brentfield Drive** – request permission to operate a specialty gifts business as a home occupation.
2. **Donna L. Reid – 133 Hidden Creek Circle** – requests permission to operate an online retail business as a home occupation.
3. **Anna Zurita – 508 Woods Edge Way** – requests permission to operate a T-shirt printing business as a home occupation.
4. **Valencia La'Shae Gooden – 131 Wall Street, Apt. 117** – requests permission to operate an online retail business as a home occupation.
5. **Robert L. Kendricks – 228 Evergreen Street** – requests permission to operate a mobile mechanic business as a home occupation.
6. **Kevin Collazo – 201 Wilmington Drive** – requests permission to operate a home inspections, Pressure

Washing, and Cleaning business as a home occupation.

7. **Colin A. Brown – 508 Tallulah Trail** – requests permission to operate a handyman business as a home occupation.
8. **Matthew Bronner, Jr. – 102 Deven Court** – requests permission to operate a mobile entertainment business (game trailer) as a home occupation.
9. **Scott Dawson – 108 Pellimore Drive** – requests permission to operate a Live Action Role Playing (LARP) business as a home occupation.
10. **Robin Marshburn – 209 Virginia Drive** – requests permission to operate an online T-shirt business as a home occupation.
11. **Taylor Hicks – 401 Bernard Drive** – request permission to operate a plumbing business as a home occupation.
12. **Octavia L. Wynn – 305 Emory Drive** – request permission to operate an e-commerce business as a home occupation.
13. **Tyree Stephens – 104 Bay Street** – request permission to operate a lawn care business as a home occupation.
14. **La'Corya Johnson – 121 Mockingbird Lane** – request permission to operate an online retail business as a home occupation.
15. **James Lawson – 737 North Davis Drive** – request permission to operate an asphalt seal coating business as a home occupation.
16. **Greg Doss – 101 Roseine Drive** – request permission to operate a consultant business as a home occupation.
17. **Thelma Wilcox – 118 Tommy Terrace** – request permission to operate a yard card rentals business as a home occupation.
18. **Stacy Renfroe – 104 Twelfth Fairway** – request permission to operate a home cleaning business as a home occupation.
19. **Rogers Jackson – 102 Boquet Court** – request permission to operate a lawn care business as a home occupation.
20. **Suzette Calhoun – 738 Cornelia Drive** – request permission to operate an online gift basket business as a home occupation.
21. **Reginald Leggett – 205 Merlot Drive** – request permission to operate a mobile detailing business as a home occupation.

22. Caitlyn Greathouse – 302 Clairmont Drive – request permission to operate a flower arrangement business as a home occupation.

23. Alisha Sherman-Waters – 107 Oakridge Drive – request permission to operate a beauty supply business a home occupation.

24. Damari Ralls – 109 Catskill Lane – request permission to operate a wooden pallet reselling business as a home occupation.

Motion:	Councilman Holmes moved for the approval.
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 7	Ordinance #12-21 – Annexation – Bry-Mel Homes, Inc./14.12 acres/Northwest of Carl Vinson Pkwy and Dunbar Rd.
<p>IT IS HEREBY ORDAINED by the GOVERNING AUTHORITY OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.</p> <p>WHEREAS, a petition has been received from Bry-Mel Homes, Inc., to annex the property which is more particularly described as follows, to-wit:</p> <p><i>All that tract or parcel of land situate, lying and being in Land Lots 135 and 152 of the Fifth Land District of Houston County, Georgia, being known and designated as Tract "A", comprising 14.12 acres, according to a plat of survey entitled, "Survey for Albert L. Greiner (Trustee)", prepared by Story & Company, Inc., certified by Robert L. Story, Georgia Registered Land Surveyor No. 1853, dated April 23, 2003, a copy of which is of record in Map Book 62, Page 58, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.</i></p> <p>The property is located Northwest of the intersection of Carl Vinson Parkway and Dunbar Road, Warner Robins, Georgia.</p> <p>WHEREAS, the said land of Bry-Mel Homes, Inc., may be annexed pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-20 et seq., said lands being contiguous to the existing corporate limits of the City of Warner Robins and the petitioner being the sole owners of said properties; and</p>	

WHEREAS, The City of Warner Robins, relative to its best interest, is desirous of annexing the above-described properties.

IT IS HEREBY ORDAINED by the governing authority of the City of Warner Robins, Georgia, and it is hereby ordained by authority of the same, that the petition from Bry-Mel Homes, Inc., on March 2, 2021, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference.

If any of the provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

Motion:	Councilman Mack moved for the approval of Ordinance #12-21 and to waive the second reading.
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 8	Ordinance #13-21 – Bry-Mel Homes, Inc. 1.00 acre/Sullivan Rd.
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IT IS HEREBY ORDAINED by the GOVERNING AUTHORITY OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.

WHEREAS, a petition has been received from Bry-Mel Homes, Inc., to annex the property which is more particularly described as follows, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 152 of the Fifth Land District of Houston County, Georgia, being known and designated as Tract C-3, comprising 1.00 acre, according to a plat of survey entitled "Subdivision Survey for Wiley H. Stallworth, Jr.", certified by Herbert B. Orr, Georgia Registered Surveyor No. 2016, dated May 5, 1997, a copy of which is of record in Map Book 51, Page 75, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

The property is located at Sullivan Road, adjacent to the Northern property boundary of Northside Elementary School, North of Dunbar Road, and East of Carl Vinson Parkway, Warner Robins, Georgia.

WHEREAS, the said land of Bry-Mel Homes, Inc., may be annexed pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-20 et seq., said lands being contiguous to the existing corporate limits of the City of Warner Robins and the petitioner being the sole owners of said properties; and

WHEREAS, The City of Warner Robins, relative to its best interest, is desirous of annexing the above-described properties.

IT IS HEREBY ORDAINED by the governing authority of the City of Warner Robins, Georgia, and it is hereby ordained by authority of the same, that the petition from Bry-Mel Homes, Inc., on March 2, 2021, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference.

If any of the provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

Motion:	Councilman Lashley moved to approve Ordinance #13-21 and to waive the second reading.
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.
Motion:	Councilman Lashley moved to approve the rezoning request of R-1[Single-Family Residential District][County] to the zoning of R-3[General Residential District][City].
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 9	Ordinance #14-21 – NK Properties East, LLC/1.12 acre portion of Hwy 96
<p>IT IS HEREBY ORDAINED by the GOVERNING AUTHORITY OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.</p> <p>WHEREAS, a petition has been received from NK Properties East, LLC, to annex the property which is more particularly described as follows, to-wit:</p> <p style="padding-left: 40px;">All that tract or parcel of land situate, lying and being in Land Lot 188 of the Tenth Land District of Houston County, Georgia, comprising 1.121 acres, according to a plat of survey prepared by GeoSurvey, GS Job Number: 20216877, dated February 4, 2021.</p> <p>The property is located the Eastside of Houston Lake Road, East of Cohen Walker Drive and South of GA Hwy 96, Bonaire, GA.</p> <p>WHEREAS, the said land of NK Properties East, LLC, may be annexed pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-20 et seq., said lands being contiguous to the existing</p>	

corporate limits of the City of Warner Robins and the petitioner being the sole owners of said properties; and

WHEREAS, The City of Warner Robins, relative to its best interest, is desirous of annexing the above-described properties.

IT IS HEREBY ORDAINED by the governing authority of the City of Warner Robins, Georgia, and it is hereby ordained by authority of the same, that the petition from NK Properties East, LLC, on February 25, 2021, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference.

If any of the provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

Motion:	Councilman Curtis moved for the approval of Ordinance #14-21 and to waive the second reading.
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.
Motion:	Councilman Curtis moved to approve the rezoning request of R-AG[Residential Agricultural][County], R-1[Single-Family Residential][County], and C-2[General Commercial District][County] to the zoning of C-2[General Commercial District][City].
Second:	Councilman Lashley
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 10	Motion – Rezoning Petition – S&B Properties/309 and 311 Laverne Dr.
S&B Properties requests the rezoning of 311 and 309 Laverne Drive from the zoning of R-2[Single Family Residential] to the zoning of C-2[General Commercial].	
Motion:	Councilman Bibb moved for the approval.
Second:	Councilman Mack
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 11	Motion – Rezoning Petition – Houston Healthcare Properties/114 Sutherlin Dr.
Houston Healthcare Properties, Inc. requests the rezoning of a 12.81 acre portion of 114 Sutherlin Drive from the zoning of C-2[General Commercial District] to the zoning of C-3[Concentrated Commercial District].	
Motion:	Councilman Bibb moved for the approval.
Second:	Councilman Lashley
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 12	Motion – Special Exception – Houston Healthcare Properties/114 Sutherlin Dr.
Houston Healthcare Properties, Inc. requests a special exception for a 12.81 acre portion of 114 Sutherlin Drive to allow for the construction of residential structures with no commercial features or functions in a C-3[Concentrated Commercial District].	
Motion:	Councilman Holmes moved for the approval.
Second:	Councilman Bibb
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 13	Resolution – Surplus Property
A resolution of Mayor and Council of the City of Warner Robins that the value of each individual item on the said Exhibit "A" is less, than Five Hundred (\$500.00) Dollars. Exhibit "A" 2001 Blue Bird Passenger Bus VIN: FQ4RE20010840 Body #: 133625	
Motion:	Councilman Mack moved for the approval.
Second:	Councilman Bibb
Outcome:	Councilmen Mack, Bibb, Lashley, Holmes and Curtis voted for approval.

Citizen Comments: Robin Gosline

Adjournment: 7:30 p.m.

Next Regular Council Meeting: Monday, June 7, 2021

A handwritten signature in blue ink, appearing to read 'M. Stella', written over a horizontal line.

Mandy Stella
City Clerk